180.0	0010	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,300 / 829,300
					USE VALUE:	829,300 / 829,300
					ASSESSED:	829,300 / 829,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DODD MARILYN G & JAMES A TRUST
Owner 2:	MARILYN G DODD TRUST
Owner 3:	
Street 1:	4 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DODD MARILYN -
Owner 2:	-
Street 1:	4 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,430 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2229 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13430.000	247,700	5,600	576,000	829,300
Total Card	0.308	247,700	5,600	576,000	829,300
Total Parcel	0.308	247,700	5,600	576,000	829,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.05 | /Parcel: 372.0

Legal Description

User Acct 122557

GIS Ref

GIS Ref

Insp Date 07/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 180.0-0010-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,700	5600	13,430.	576,000	829,300	829,300	Year End Roll	12/18/2019
2019	101	FV	203,900	5600	13,430.	576,000	785,500	785,500	Year End Roll	1/3/2019
2018	101	FV	203,900	5600	13,430.	485,500	695,000	695,000	Year End Roll	12/20/2017
2017	101	FV	203,900	5600	13,430.	444,400	653,900	653,900	Year End Roll	1/3/2017
2016	101	FV	203,900	5600	13,430.	378,500	588,000	588,000	Year End	1/4/2016
2015	101	FV	202,900	5600	13,430.	329,200	537,700	537,700	Year End Roll	12/11/2014
2014	101	FV	202,900	5600	13,430.	304,500	513,000	513,000	Year End Roll	12/16/2013
2013	101	FV	202,900	5600	13,430.	289,700	498,200	498,200		12/13/2012

!14185!

PRINT

Date	Time
12/11/20	04:03:24

LAST REV

Date	Time
04/07/20	14:13:02
mmcmakin	
14185	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DODD MARILYN,	54273-577		2/9/2010	Convenience	1	No	No		
	7923-175		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	122557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	TTL REFUSAL	BS	Barbara S
10/22/2008	Meas/Inspect	355	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/23/1999	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13430		Sq. Ft.	Site		0	70.	0.61	7									576,027						576,000	

Total AC/HA: 0.30831 | Total SF/SM: 13430 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 576,027 | Spl Credit | Total: 576,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	127.285
Other Features:	85282
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358954
Depreciation:	111276
Depreciated Total:	247678

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

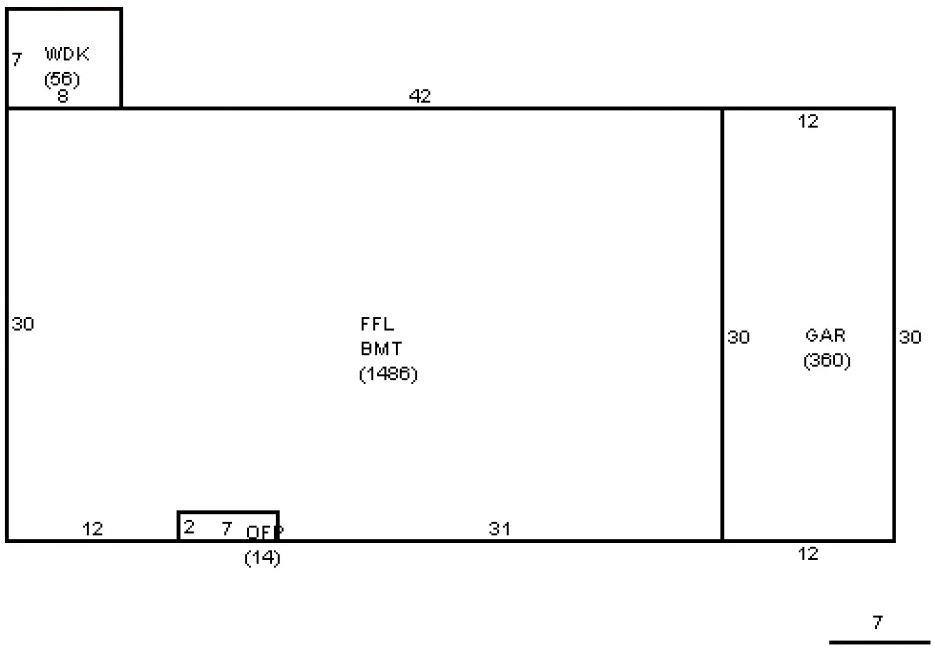
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.28
Special Features:	0	Val/Su Net:	72.81
Final Total:	247700	Val/Su SzAd	166.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,486	50.600	75,185
FFL	First Floor	1,486	127.280	189,145
GAR	Garage	360	21.780	7,841
WDK	Deck	56	15.880	889
OFP	Open Porch	14	43.670	611

Net Sketched Area:	3,402			Total:	273,671
Size Ad	1486	Gross Are	3402	FinArea	2229

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 180.0-0010-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1960	4.48	T	40.8	101			400			400
10	Pool-Conc.	D	Y	1	14X28	A	AV	1952	22.45	T	40.8	101			5,200			5,200

More:	N	Total Yard Items:	5,600	Total Special Featues:	Total: 5,600